



**CORY PELCHAT**  
 REALTOR®  
 GRASSROOTS REALTY GROUP LTD.

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 pelchatsold@gmail.com

**102, 9606 100 Street**  
**Grande Prairie, Alberta**

**MLS # A2193292**



**\$59,000**

**Division:** Swanavon

**Type:** Retail

**Bus. Type:** -

**Sale/Lease:** For Sale

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 2,700 sq.ft.

**Zoning:** Com

**Heating:** -

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** -

**Utilities:** -

**Exterior:** -

**Parking:** -

**Water:** -

**Lot Size:** -

**Sewer:** -

**Lot Feat:** -

**Inclusions:** Call Ben

Amazing opportunity for a business start up in high traffic location (we are only selling equipments and contents inside). This huge commercial space is currently set up as a laundromat with all equipment in working order. In close proximity to condos and apartment buildings. Card operated commercial/industrial 29 washers and 28 dryers have all been recently serviced and are in prime condition to start today! Business only with all equipment included. Leased space can be negotiated with the landlord, There are no financial, revenue Expenses, net Income, or utility bills. Lease rate: \$22.50 (\$5062.50 per month), Com cost: \$13.10 ( \$2947.50 per month). total: \$8010 + GST.